



LEGEND

- #5 REBAR WITH CAP (PROPOSED)
- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE AS NOTED)
- SEWER MANHOLE
- TREE LINE (APPROXIMATE)
- STONEWALL
- FENCE LINE
- GUARD RAIL LINE
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC LINE (APPROXIMATE ONLY)
- UNDERGROUND SEWER LINE (APPROXIMATE ONLY)
- UNDERGROUND WATER LINE (APPROXIMATE ONLY)
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE
- TAX MAP-LOT
- PARENTHESIS DENOTE RECORD DATA
- TIE COURSE

NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS ROBEY VENTURES, LLC, F/K/A BROLAW VENTURES, LLC, AS DESCRIBED IN A DEED FROM JOHN R. LITTLEFIELD AND LITTLEFIELD ENTERPRISES, LLC, DATED FEBRUARY 3, 2011 AND RECORDED IN BOOK 28500, PAGE 054 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CASCO TAX ASSESSOR'S MAP 49, LOT 23.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
- PLAN REFERENCES:
 - a. "FIRST AMENDED SUBDIVISION PLAN HEATH VIEW ESTATES, MADE FOR HANCOCK LAND," BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., DATED AUGUST 19, 2008 AND RECORDED IN PLAN BOOK 208, PAGE 383 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE WIDTH OF HEATH ROAD IS 66' BASED ON PLAN REFERENCE 4.a. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON PLAN REFERENCE 4.a. AND MONUMENTATION FOUND.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. A 12' WIDE RIGHT-OF-WAY OVER AND ALONG LAND NOW OR FORMERLY OF AUGUSTE POULIN, ET. AL. TO AND FROM HEATH ROAD AS DESCRIBED IN DEED 28500, PAGE 054.
 - b. THE RIGHT TO TAKE AND USE WATER FROM WELL ON LAND NOW OR FORMERLY OF AUGUSTE POULIN AND OTHERS, AND THE RIGHT TO REPAIR AND MAINTAIN AS DESCRIBED IN BOOK 28500, PAGE 054.
 - c. THE RIGHT TO PARKING LOT AREA, AS SHOWN ON THIS PLAN, LOCATED ON TAX MAP 11, LOT 17-1 AS DESCRIBED IN BOOK 22648, PAGE 221.
 - d. EASEMENT FOR WATER LINE AND SEPTIC AS DESCRIBED IN BOOK 23287, PAGE 329.
- AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE R (RESIDENTIAL) DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 80,000 S.F.
 - MINIMUM FRONTAGE = 200'
 - SETBACKS:
 - FRONT = 50'
 - SIDE = 25' (10' FOR SECONDARY STRUCTURE OF 100 S.F. OR LESS)
 - REAR = 25'OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.
- RIPARIAN RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED DURING THIS SURVEY.

Revisions:	By:	Date:	Change:
PROJECT: 43182	DRAWING NAME: 43182.dwg		
ISSUED: APRIL 15, 2025	SCALE: 1"=10'	FB # 514	DRAWN BY: KSK
FIELD BY: KSK / JMW	FIELD DATE: 03/13/2025	CHECKED BY: DMM / TFM	
Drawing Name and Location:			
BOUNDARY & EASEMENT SURVEY			
321 & 340 HEATH ROAD, CASCO, MAINE 04105			
Owner:			
ROBEY VENTURES, LLC			
40 GUNSTOCK ROAD, SCARBOROUGH, MAINE 04074			
Prepared For:			
ANTHONY WARD, TOWN MANAGER			
635 MEADOW ROAD, CASCO, MAINE 04105			

SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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0 10' 20' 40'

STAMP AND SIGNATURE

Preliminary

TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080

DATE